

AfterTitle
180.294 AM

2018-012766

Klamath County, Oregon

10/18/2018 02:32:01 PM

Fee: \$92.00

After recording, return to:

Remi Baptiste

Black Helterline LLP

805 SW Broadway, Suite 1900

Portland, OR 97205

ASSIGNMENT OF OPTION TO PURCHASE REAL PROPERTY

This ASSIGNMENT OF OPTION TO PURCHASE REAL PROPERTY (the "**Assignment**") is hereby entered into effective October 17, 2018, by and between G3 Investments, LLC, an Oregon limited liability company (the "**Assignor**"), and MB Real Properties, LLC, an Oregon limited liability company (the "**Assignee**").

RECITALS

WHEREAS, Assignor is a party to that certain Option to Purchase Real Property dated May 22, 2016 (the "**Option**") between Paul M. Novak, as to an undivided 50% interest, and John J. Novak and Ann M. Novak, Co-Trustees of The Novak Revocable Living Trust pursuant to the Trust Agreement dated April 12, 2013, as to an undivided 50% interest, collectively as "**Owner**," and Assignor as "**Optionee**." The Option is evidenced of public record by that certain Memorandum of Option Agreement and Agreement of Purchase and Sale executed May 26, 2016 and recorded as Instrument No. 2016-005526 in the Klamath County (Oregon) Clerk's Office.

WHEREAS, Assignor warrants that Assignor has right, title, and interest in and to the Option.

WHEREAS, Assignor desires to assign to Assignee and Assignee desires to assume from Assignor, Assignor's right, title, and interest in the Option.

AGREEMENT

NOW, THEREFORE, the parties agree as follows:

For the consideration of the sum of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged), the Assignor hereby assigns, transfers, sets over and conveys to Assignee, free and clear of all liens, claims, charges, actions, security interests, and encumbrances, all of Assignor's right, title, and interest in and to the Option.

Assignor warrants that Assignor has the right to transfer and assign its interest as "Optionee" in and to the Option, that such interest is unencumbered and that Assignor shall warrant and forever defend the right and title to Assignor's interest in and to the Option against the claims of all persons claiming by, through, or under Assignor.

98

Assignee hereby accepts the foregoing Assignment and, if the Option is exercised, agrees to assume, fulfill, perform, and discharge all the various commitments, obligations, and liability of the Assignor under and by virtue of the Option hereby assigned, which arise on or after the date hereof.

This Assignment may be executed in two or more counterparts, each of which will be considered an original and all of which together will constitute one and the same document. An executed copy of this document may be delivered by means of facsimile, electronic mail, or portable document format (.pdf), any of which shall have the force and effect of an original.

[Signature page follows]

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first above written.

ASSIGNOR:

G3 Investments, LLC

By: [Signature]
Name: Ken Moore
Title: Manager

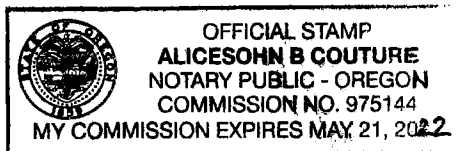
ASSIGNEE:

MB Real Properties, LLC

By: [Signature]
Name: Lyle Moore
Title: Authorized Signatory

STATE OF OREGON)
) ss.
County of Multnomah)

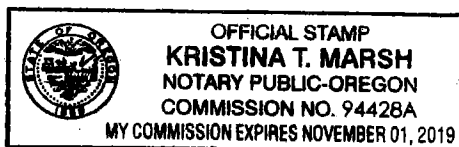
Personally appeared before me this 15 day of October, 2018, LYLE MOORE, who, being duly sworn, did say that he is an Authorized Signatory of **MB Real Properties, LLC**, an Oregon limited liability company, and that the foregoing instrument was signed on behalf of the company by due authority, and who acknowledged such instrument to be its voluntary act and deed.



[Signature]
Notary Public for Oregon
My commission expires May 21, 2022

STATE OF OREGON)
) ss.
County of Multnomah)

Personally appeared before me this 15th day of October, 2018, KEN MOORE, who, being duly sworn, did say that he is Manager of **G3 Investments, LLC**, an Oregon limited liability company, and that the foregoing instrument was signed on behalf of the company by due authority, and who acknowledged such instrument to be its voluntary act and deed.



[Signature]
Notary Public for Oregon
My commission expires 11/1/19